

Housing Element Update Informational Webinar PowerPoint Transcript Screen Reader Compatible

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Housing Element Update

Informational Webinar

Office of Planning and Environmental Review

April 2020

Kate Rose, Associate Planner

Welcome to the Housing Element Update informational webinar. My name is Kate Rose and I'm an Associate Planner with the Office of Planning and Environmental Review. I'll be going over these slides with you today. The purpose of this webinar is to give you the Housing Element basics. We will answer questions like: What is a Housing Element? And what does State law require? Please note that in addition to this webinar, we will be hosting two interactive webinars to discuss your experiences with housing in your community. These webinars will be on Wednesday, May 13th in the morning and Wednesday, May 27th in the evening – we will give you information on how to register at the end of this presentation. So if you'd like more of an opportunity to ask questions or provide your perspective, please mark your calendars.

While we will be using webinar technology consistent with the current shelter-in-place order, we know that there is still no replacement for making direct contact with people. We are hopeful that we may be able to meet with County residents in person later in the project timeline. However, please know that we will follow the County Public Health Officer and CDC guidance and will only meet in-person when it is safe to do so.

Let's get started.

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Overview

1. What is a Housing Element?
2. Purpose
3. Housing Needs Assessment
4. Goals, Policies & Programs
5. Sites Inventory & Analysis
6. Timeline
7. Public Participation

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Today we'll cover the following topics:

1. What is a Housing Element?
2. What is the purpose of the Housing Element?
3. Housing Needs Assessment
4. Goals, Policies & Programs
5. Sites Inventory & Analysis
6. Timeline, and
7. Public Participation

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What is a Housing Element?

- Required Element of the General Plan
- Covers 2021-2029
- Certified by State
- Annual Reporting Required
- Preservation, Improvement, Development of Housing

A General Plan is a document that acts as a blueprint for future development for all California cities and counties. There are 8 elements or "topics" that California law requires us to cover in a general plan; these topics include land use, circulation, and environmental justice, to name a few. One of other the required elements is the housing element.

State housing law requires cities and counties to use the housing element to plan to meet the housing needs of all income groups. The County's Housing Element Update will cover an eight-year period of 2021 through 2029 and will result in modifications to the current 2013-2021 Housing Element to address the changing needs of County residents as well as changes to State housing law. The Housing Element is the only element which must be certified by the State. We must report to the County Board of Supervisors as well as the State annually on our progress toward meeting Housing Element goals. Generally speaking, Housing Elements guide the preservation, improvement and development of housing.

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Purpose

- Identify and analyze existing and projected housing needs
- Include goals, policies and programs to address the identified needs.

The purpose of the Housing Element is to identify and analyze existing and projected housing needs for all income groups and to include goals, policies and programs to address the identified needs.

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Requirements

1. The Housing Needs Assessment
2. The Goals, Policies and Programs
3. The Sites Inventory and Analysis

There are several issues that we are required to address in the Housing Element but today we'll cover three of the main requirements.

1. The Housing Needs Assessment
2. The Goals, Policies and Programs, and
3. The Sites Inventory and Analysis

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Let's discuss the Housing Needs Assessment first.

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Housing Needs Assessment

- Seniors
- people with disabilities
- large households
- female-headed households
- people experiencing homelessness
- farmworkers

The Housing Element must include information on the current and future housing needs of the County, including needs of lower-income households and people with special needs. Based on State housing law, the following groups are defined as "special needs" groups: seniors, people with disabilities (including developmental disabilities), large households (with 5 or more people), female-headed households, people experiencing homelessness, and farmworkers. We must identify the housing needs of each special needs group.

As a part of the housing needs assessment, we must also analyze the amount of households that are overpaying for housing, the amount of households that are overcrowded, and the condition of the existing housing stock. One of the ways that

we determine the overall housing need for Sacramento County is through the Regional Housing Needs Allocation.

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Regional Housing Needs Allocation

2021-2029 Regional Housing Needs Allocation (RHNA)	
Income Category	Number of Units
Extremely Low-Income	2,233
Very Low-Income	2,233
Low-Income	2,692
Moderate-Income	4,186
Above Moderate-Income	9,928
Total	21,272

Every eight years, the State gives each regional body, known as councils of governments or "COGs", the number of housing units each region must plan for. The COGs then break down the total number of units into income categories and they give each city and county their "fair share" of the regional number. Each city and county is required to show that it can accommodate its "fair share" of units for each income category – this process is known as the Regional Housing Needs Allocation (RHNA) and it is a key requirement of the Housing Element.

Sacramento County is within the six-county region of the Sacramento Area Council of Governments (or "SACOG").

And Sacramento County's total RHNA for the years 2021 through 2029 is 21,272 units. This table displays the RHNA broken down into each income category.

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Let's focus on the Goals, Policies, and Programs part of the Housing Element next.

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Program Requirements

- Identify sites
- Assist development for Low- and Moderate-incomes
- Remove limitation to development
- Improve existing stock
- Preserve units at-risk
- Promote fair housing opportunities
- Promote accessory dwelling units

State law requires that Housing Elements contain goals, policies and programs. The goals define the end point we want to reach to address identified housing needs. The policies are the course of action we want to take to guide decision-making. And the programs are specific actions that we will take to implement a policy and achieve our goals.

State law requires that Housing Elements contain programs (or “actions”) which:
Ensure that there are enough sites where housing development can occur within the County.

Assist with housing development which is affordable to low and moderate-income households.

Remove limitations to housing development or make it easier for housing development (such as reducing permits or fees).

Conserve or improve the existing housing stock.

Preserve the existing affordable housing stock which is at risk to converting to market-rate.

Promote fair housing opportunities and ensure that County residents do not face barriers to accessing housing because of their race, color, age, sex, religion, national origin, family status, or disability.

Promote the use of accessory dwelling units (also known as granny flats) as affordable housing options for low- and moderate-income households.

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Program Example

Program D-25. The County will refer complaints of housing discrimination to fair housing providers.

Here is an example of an existing Housing Element program which meets state requirements to promote fair housing opportunities. Program D-25 states that the County will refer complaints of housing discrimination to fair housing providers. We implement this program by providing the Renters Helpline – a free telephone and web-based resource that provides dispute resolution and fair housing services to residents in a housing crisis or dispute. The Renters Helpline focuses on tenant education to reduce housing discrimination and promote public awareness of fair housing laws and rights.

The program supports a Housing Element Policy which states that the County shall continue to provide funding for equal housing opportunity programs.

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Program Example

Program E-7. The County will provide gap financing to construct affordable rental housing.

Here is another example of an existing Housing Element program. This one meets the State requirement to assist development of housing for low- and moderate income households. Program E-7 states that the County will provide gap financing to construct affordable rental housing. We implement this program with the help of the Sacramento Housing and Redevelopment Agency (SHRA). We give SHRA funds collected by our Housing Trust Fund and our Affordable Housing Ordinance so that they can finance affordable housing development. Here is an illustration of a successful outcome of this program – the Courtyard Inn Motel reuse project which will result in 92 units for low and very low-income households.

This program supports a Housing Element policy which states that the County will help developers who construct affordable rental units.

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Lastly, the element must also include an inventory of sites within the County that could accommodate the future housing need for the years 2021 through 2029, this is known as the Sites Inventory and Analysis.

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Sites Inventory & Analysis

As a part of its Sites Inventory and Analysis, the County must show that there is enough land zoned at appropriate densities and with adequate infrastructure to accommodate the RHNA. The County must also demonstrate that its code does not limit housing production (for example – the County must have zones where multifamily housing is allowed “by-right” or without a use permit). It is important to note that State law does not require the County to build affordable housing –

rather the law focuses on the things that cities and counties have control over, such as zoning, and permit procedures.

Here is a map which shows the sites identified for the current Housing Element in the Vineyard area. The green sites are agricultural residential sites, the pink sites are low density residential sites (which may allow single family houses and duplexes), the yellow sites are medium density residential sites (which may allow apartments and condominiums), and the brown sites are high density residential sites (which allow higher density apartments). We need higher density sites in order to provide housing that is affordable to lower income-households.

The County does not currently have enough appropriately zoned land to meet the RHNA requirement for low and moderate-income households for 2021 through 2029. Therefore, as a part of its Housing Element, the County will need to rezone land to increase the amount of medium and high density residential sites in the County. If there is property in your community that you think would make a good site for medium or high density residential development or you are a property owner who is willing to have your property rezoned to a higher density please email us at HousingElement@saccounty.net.

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Timeline

Public Outreach: Spring 2020

Prepare Draft Element: Summer-2020-Fall 2020

CoPC & BOS Workshops: Summer/Fall 2020

Report Back to Outreach Participants: Fall 2020

BOS Adoption Hearing: May 2021

State Certification: May 2021

The County's Housing Element Update must be certified by the State by May 2021. In order to meet this deadline, we will conduct Public Outreach in Spring 2020, we will prepare the Draft Housing Element from Summer 2020 through Fall 2020, we will host public workshops with the Sacramento County Planning Commission and Board of Supervisors in Summer and Fall 2020.

Due to the current shelter-in-place order, we will be conducting our initial public outreach remotely using webinar technology and surveys.

We will meet again with members of the public and stakeholders in Fall 2020 – we are hopeful that we may be able to conduct the Fall outreach in-person. However, we will follow the County Public Health Officer and CDC guidance and will only meet in-person when it is safe to do so. Then we will take the Housing Element to the Board of Supervisors for adoption in May 2021 and we will receive State

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certification in May 2021. Please note that these dates are estimates and are subject to change.

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How can I participate?

- Sign up for our email list bit.ly/SacCountyGovDelivery
- Fill out this survey <http://bit.ly/SacCountyHousingSurvey>
- Attend an interactive webinar:
 - Wednesday, May 13th, 2020
9:00-11:00 a.m.
Register here
<https://www.eventbrite.com/myevent?eid=102604781664>
 - Wednesday, May 27th, 2020
6:00-8:00 p.m.
Register here
<https://www.eventbrite.com/myevent?eid=102605445650>

We have several ways for you to participate in the Housing Element Update. If you'd like to stay informed of our progress, please sign up for our email list using the link on the slide. Please also consider filling out this survey to tell us about your housing experience in the County. Lastly, if you'd like to participate in a more interactive webinar, please join us on Wednesday, May 13th from 9 to 11 a.m. or Wednesday, May 27th from 6 to 8 p.m. During these webinars, you will have an opportunity to ask questions about the Housing Element and let us know about your housing experience in the County. Register using the links on the slide.

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Questions?

For more information, visit the Housing Element Update webpage at <http://bit.ly/SacCountyHousingElement>.

Questions? Contact HousingElement@saccounty.net.

If you'd like more information, please visit our website using the link on the slide. You may also email us at HousingElement@saccounty.net.

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Thank you!

Thank you for taking the time to learn about the Housing Element Update. Please reach out if you have any questions – we'd love to hear from you!